



FIRST NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION

The First Neighborhood News is published by the First Neighborhood Property Owners Association 31830 Village Center Rd., Westlake Village, CA 91361 (818) 889-0632

Vol. LIV No. 7 July 2026

Homeowners Meeting

The Board of Directors meets the second Thursday of each month. The next meeting is scheduled for Thursday, July 9th at 6:00 pm. The meeting will be held in the Community Center. All homeowners are invited to attend.

All meeting notices and meeting agendas are posted on the bulletin board at the Community Center.

Volunteers Needed for our 60th Anniversary Celebration!

Our community's 60th Anniversary is an exciting milestone, and we're looking for enthusiastic volunteers to help make this celebration a memorable event for everyone!

We're especially interested in volunteers who have experience coordinating large events, working with vendors, organizing activities, managing logistics, or simply enjoy collaborating with others to bring an event to life. Whether you've planned parties on the large scale or simply for your own friends, we'd love to have your help.

If you'd like to be a part of planning this special celebration, which is set to take place in the fall of 2027, please let us know. Together, we can create an event that honors our community's rich history and celebrates the wonderful people who make it such a great place to live.

If you are interested in being a volunteer, please contact Tami Zuccolillo at tzuccolillo@powerstonepm.com or at 818-889-0632.

Freedom Square Access Gate

Please call the office to obtain the code for the gate at Freedom Square. You must be a First Neighborhood resident and will be asked to identify yourself.

LVMWD Pure Water Update

Work is still scheduled to begin in August on Agoura Road. Details are still being worked out, and the good news is that the water district will do two things at once. At the same time the Pure lines are being installed, they will also replace the aged lines around the gas station at Agoura and Lindero. There have been three leaks in as many years due to corroded pipes. This replacement has been moved up to avoid any more leaks.

Information about the Pure project is available here:

Project Website: www.ourpureh2o.com

Project Helpline: (818) 245-4440

Project Email: ourpureh20@lvmwd.gov

Annual Election Results

The annual meeting and election of directors was held on June 11, 2026.

A quorum of the membership was

established. Three candidates were nominated or volunteered to run for the three available Board seats. Due to the number of candidates being equal to the number of open positions, an election by ballot was not held. The following candidates were elected by Acclamation.

Tish Matthews, James Struyk and Tony D'Amore were declared elected.

Welcome New Neighbors

These new residents have recently moved into our First Neighborhood, and we welcome them. As new residents and members of the First Neighborhood Property Owners Association, you should call the Community Center office (818) 889-0632 if you have any questions regarding your new home or neighborhood.

32008 Grenville Court

4524 Yorkfield Court

Hello First Neighborhood Families!

The first few weeks of camp have been an absolute blast!

The days have been flying by!! In the first two weeks we've had our welcome back bbq, had some Kona Ice, played in a foam party, had some fun at our Campchella celebration and gone on so many field trips! We've done so much, and we hope campers had a blast!

In the next few weeks, we have even more excitement planned. We have our FNDC after Dark on July 24 from 5-9pm. An email will go out closer to the date with instructions to sign-up! We also have a camp favorite Survivor week, fun field trips planned, and so much more!

Thank you for your continued support and for making this camp a truly special place.

Best,
- Luna

The Sheriff's Department Community Tips

Family Vacation / Fun And Safety

Planning a family vacation? Whether your destination is Disney World, Denver, or Denmark, there are certain things you need to keep in mind. Making the trip fun and enjoyable for everyone is key; that's what it's all about. But just as important to the success of your trip will be steps you take to make it a safe one.

Before you leave

Preventing crime during family travel starts with making sure your home is protected while you're away. The key is to make it look like you never left:

- Keep shades and blinds in their normal position.
- don't stop mail and newspapers, ask a neighbor to pick them up every day.
- Put timers on several household lights so they turn on and off at appropriate times.
- Arrange to have grass mowed while you're gone.
- Make sure all your door and window locks are in working order - and use them. Activate your home alarm (if you have one).

You might even leave a radio on - or put it on a timer. Ask a neighbor to park in your driveway overnight - anything that might suggest someone's home. And don't forget to lock all doors and windows when you leave.

Packing for prevention

Preparing for a family trip requires a lot of planning. You need to decide where you're going, where you'll stay and how you'll get from one place to another. You also need to decide what to take with you. Planning can decrease the chances of crime joining you on your journey. Some tips on what to take:

- Clean out your wallet or purse before you go; take only essential credit cards. Plan to use credit cards or traveler's checks instead of cash wherever possible.

Community Center Calendar of Events July-August 2026

JULY 2026

Saturday	4	Park Event	9:30 a.m.
Thursday	9	First Neighborhood POA Meeting/ Architectural Meeting	6:00 p.m.
Saturday	11	Party	9:00 a.m.
Saturday	18	Park Event	6:30 p.m.
Saturday	25	Park Event	7:00 p.m.

AUGUST 2026

Saturday	1	Party	9:00 a.m.
Saturday	8	Party	9:00 a.m.
Saturday	15	Park Event	7:00 p.m.
Saturday	22	Party	9:00 a.m.
Saturday	29	Park Event	7:00 p.m.

- Carry your purse close to your body, or your wallet in an inside front pocket. Better yet, take "fanny packs" or wear a money pouch under your clothes.
- Pack as lightly as possible. Lots of heavy, cumbersome bags will slow you down and make you more vulnerable to getting robbed.
- Expensive designer luggage can draw unneeded attention to your belongings. Pack your things in inconspicuous bags.

Community Crime Prevention Tips

- Keep a separate record of the contents of checked luggage. And keep anything of value such as medicine and jewelry in a carry-on that stays with you.
- If you are going on an extended vacation, consider shipping large bags to your destination in advance. For the return trip, mail bulky new purchases home, or ask merchants to do it for you.

Out and about

Your home is secured and you're packed. Now it's time to go. While you and your family are traveling, it's important to remember that tourists make tempting targets for thieves. Often lost or distracted, weighed down with bags, and

carrying cameras, tickets and money, unsuspecting travelers attract crime like a magnet.

The best advice for you and your family is to do all you can to blend in with the crowd.

- Don't display expensive jewelry, cameras, bags, and other items that might draw attention.
- Check maps before you go out so you can tour confidently.
- Stick to well-lighted, well-traveled streets at all times - no shortcuts.
- Always lock your car when it's parked, even if the stop is brief. Keep valuables out of sight, preferably locked in the trunk. Don't advertise that you're a tourist by leaving maps and guidebooks on the seat or dashboard - keep them in the glove compartment.

Traveling safely with your family also means sticking together and keeping an eye on your children at all times. Make sure they know where you are staying (name and address), and teach them what to do if they get lost or separated. You might want to agree on a meeting place, just in case. And by all means, make sure your kids know not to accept rides or favors from strangers.

Make your family vacation a memorable one for all the right reasons.

Westlake Village Places of Worship



St. Jude's Catholic Church (818) 889-1279
Fr. Jim Stehly
32032 Lindero Canyon Rd. - Westlake Village, 91361

St. Paul Lutheran Church,
MO Synod (818) 889-1620
Matthew Nolte, Pastor
30600 Thousand Oaks Blvd. - Agoura, 91301

Temple Adat Elohim..... (805) 497-7101
Rabbi Barry Diamond
2420 E. Hillcrest Dr. - Thousand Oaks, 91362

The Church of the Epiphany (818) 991-4797
(Episcopal)
Rev. Melissa McCarthy
5450 Churchwood Dr. - Oak Park, 91377

The Calvary Community Church (818) 991-8040
Shawn Thornton, Pastor
5495 Via Rocas - Westlake Village, 91362

Conejo Valley
Congregational Church (805) 381-0484
Dave Clack, Pastor
750 Erbes Road - Thousand Oaks, 91362

Westminster Presbyterian Church... (818) 889-1491
Rev. David Rohde, Pastor
32111 Watergate Road - Westlake Village, 91361

United Methodist Church
of Westlake Village (805) 497-7884
Rev. Darren Cowdrey, Pastor
1049 Westlake Blvd. - Westlake Village, 91361

Church of Jesus Christ of
Latter-Day Saints..... (818) 991-2550
La Venta at Watergate - Westlake Village, 91361

First Church of Christ, Scientist (805) 495-3203
305 Conejo School Road - Thousand Oaks, 91362

New Hope Lutheran Church..... (818) 889-8700
Craig Beeker, Pastor
29295 Agoura Road - Agoura Hills, 91301

Temple Etz Chaim..... (805) 497-6891
Rabbi Ari Averbach
1080 Janss Road - Thousand Oaks, 91362

REFERENCE INFORMATION FOR HOMEOWNERS First Neighborhood Property Owners Association

Homeowners and Architectural meetings are held the second Thursday of each month at 6pm at the Community Center. Your attendance is most welcome at all regular meetings. The Architectural Committee requests your applications for review and approval of all exterior modifications to your home or landscaping (reroofing, tree removal, etc.) Newsletter deadline is the third Monday of each month. Please submit information in person, by phone or mail to the Community Center.

For Emergencies Or Problems:

Police (Sheriff)	911 (Emergency) or 818-878-1808; 818-991-0522 (fax)
Fire/paramedics	911 (Emergency) or 818-889-1122; 818-889-1626 (business)
Animal Control	818-991-0071
Gas Leaks	1-800-427-2200
Electrical Power Loss	1-800-611-1911
Broken Water Main	818-251-2100 (Las Virgenes Water Dist.)
Telephone Repair	611
Las Virgenes Water Dist.	818-251-2100
Vector Control Rodents	626-430-5450
Mosquitoes	310-915-7370

For General Information:

Community Center Office	818-889-0632 (8:30 - 12:30 pm, Mon.-Fri.)
Manager - The Emmons Company	805-413-1170 (8:30 am - 5:30 pm, Mon.-Fri.)
City Hall	818-706-1613
Health Dept.	818-880-3409
LA County Health & Human Service Program	211

To Report Common Area Problems:

Continuously Running Sprinklers:	
On City Property (Cul-de-Sacs, Medians, Park)	818-706-1613 (9 am - 5 pm, Mon.-Fri.)
On First Neighborhood Property (Greenbelts Only)	818-889-0632 (8:30 am-12:30 pm, Mon.-Fri.)
Lights Out On Greenbelt:	Customer Service 1-800-655-4555
Community Center Alarm:	Aid Alert Security 818-991-6002

Board of Directors:

President – Tish Matthews
Vice President – Richard Shin
Treasurer – Scott Perrotty
Secretary – James Struyk
Member-at-Large – Tony D'Amore

Architectural Committee:

Bill Amador
Jill Richman
Elisa Hirsch
Jeb Adams
Drew Maness

Safety Committee:

Scott Perrotty, Chairman, 818-519-1988
Arlene Kovalivker
Jill Marder-Meyer
Donna Bruhn

Greenbelt Committee:

Robin Hirsch, Chairman, 818-822-7091
Bruce Gruver
Allisyn Cashdan
Caroline Raser
Gina Bradley

Notes



Minutes of the First Neighborhood Property Owners Association Board of Directors Meeting • May 14, 2026

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on May 14, 2026, at the First Neighborhood Community Center located at 31830 Village Center Road, Westlake Village, CA 91361.

Call to Order

President Tish Matthews called the meeting to order at 6:04 p.m.

Board Members Present and

Constituting a Quorum

Tish Matthews, President
Richard Shin, Vice President
Jim Struyk, Secretary
Tony D'Amore, Member-at-Large (7:32pm)

Others Present

Dana Moore, Sr. Community Manager,
Powerstone /Emmons Company
Tami Zuccolillo, Office Manager
Bill Amador, Architectural Committee
Caroline Raser, Greenbelt Committee
Kendra Valencia, FNDC Camp Director

Board Members Absent

Scott Perrotty, Treasurer

Homeowners Present

Three (3) homeowners present.

Homeowner Comments

None to report

Summer Camp Report

Kendra Valencia reported for the Summer Camp.

- Kendra Valencia presented to the board the May 2026 report.
- Kendra noted that a refund request was submitted. The Board requested a written request be submitted for review at the June meeting.

Greenbelt Report

Caroline Hirsch reported that there are no updates for the Greenbelt Committee.

- Tish Matthews noted a concern on greenbelt expenses and requested that future costs be judiciously considered.

Safety Committee Report

Scott Perrotty reported that there are no updates for the Safety Committee.

Architectural Committee

Bill Amador reported for the Architectural Committee.

- The Committee is still looking for another member to fill the vacant position.
- The annual walk through will be conducted after the June Board Meeting.
- A rotating calendar will be created amongst the committee members to share the 'Beautiful Home' section.
- The Board discussed an application to convert a 2-car garage into an ADU with concerns regarding the request to remove the garage door. The Board suggested that the owner work with a designer and architect to come up with a design to keep the look of a garage, should they not be able to keep the actual garage door. The owner will submit a revised plan for review.

Architectural Applications

The following applications have been approved by the architectural committee.

LOT	ADDRESS	TYPE
397	31921 Foxmoor Ct.	Hardscape/Tree Removal
490	31704 Dunraven Ct.	Pergola
097	4514 Wolsey Ct.	Patio Cover
368	31927 Kingspark Ct.	Fence
268	3930 Middlegate Ct.	Plumbing
268	3930 Middlegate Ct.	Garage Door
364	31901 Kingspark Ct.	Hardscape
340	4200 Beaucroft Ct.	Front Landscaping
204	31901 Richgrove Ct.	Solar Panels
232	31924 Doverwood Ct.	One story addition
143	32017 Kingspark Ct.	Gazebo
056	4500 Belham Ct.	Replace flat room membrane
021	4531 Knightgate Rd.	New Driveway
564	4343 Abbingdon Ct.	Gazebo

Approval of Minutes

A motion was made by Jim Struyk and seconded by Richard Shin to approve the April 9, 2026, General Session minutes. The motion passed unanimously.

Management Report

Dana Moore reported on the management updates.

- Two homeowners with outstanding balances have paid in full.
- The City was contacted regarding two properties with outstanding compliance concerns. Management will continue to investigate and consult with the appropriate city employee for further direction.

Financial / Delinquency Report

- Tish Matthews presented the April 30, 2026 financials. Total cash on hand is \$683,627.38.
- Scott Perrotty needs to speak to the representative at Merrill Lynch to confirm CD maturity and rollover parameters. Tish Matthews noted there were a couple requested changes in descriptions and items classified to the incorrect categories, however a correct financial is available on the portal for the records.
- A motion was made by Tish Matthews and seconded by Jim Struyk to approve the April financials. The motion passed unanimously.
- The Board reviewed the delinquency report.

Old Business

- E-Bike Rule and Fine Policy:** The Board discussed a few comments received by homeowners. Jim Struyk made a motion and seconded by Richard Shin to approve the E-Bike Rule and fine policy as presented. The motion passed unanimously.
- Architectural Appeal #276:** The homeowners were present to discuss an appeal of the denial to install a shed in their rear yard. After discussion, suggested remediations are as follows:
 - Move the shed 2-3 feet from the exterior wall
 - Repaint trim of the shed to match the home
 - Roof tiles of the shed must match the home
 - Install mature Ficus (to match existing plants already installed) behind the shed and continue along the exterior wall so as to completely obscure shed from view from street. It is suggested to remove concrete and plant the Ficus directly into the ground rather than install it in pots.
 - Please confirm above items have been completed (with photos) within 30 days of the date of the letter.

New Business

- Review-Summit Air Proposal:** The Board reviewed a proposal in the amount of \$2,148 to replace the in wall AC/Heating unit in the Community Center Office. A motion was made by Jim Struyk and seconded by Richard Shin to approve the proposal as presented. The motion passed unanimously.
- Welcome Letter to new owners-Review:** A draft welcome letter for new owners was reviewed and several suggestions were provided. Two additional letters, regarding portal information were reviewed. All letters were requested to be revised with the given suggestions for review at the June meeting.
- Escrow sample letter:** The Board reviewed and discussed placing notices regarding outstanding violations in escrow. No action was taken at this time.
- LaBarre/Osknee 26/27 Earthquake Proposal:** The Board reviewed a renewal proposal in the amount of \$6,292 for the earthquake insurance. A motion was made by Tish Matthews and seconded by Richard Shin to approve the proposal as presented. The motion passed unanimously.

Correspondence:

The Board received and reviewed an email from an owner concerning construction at a neighbor's property.

Board Comments:

Tish Matthews summarized several items stemming from the City Council Meeting including an update on the pure water project and the speed limit is expected to be lowered by 5mph.

Community Center Applications

The Board reviewed applications for use of the Community Center.

Next Meeting

The next Board of Directors Meeting will be held on June 11, 2026, at 6:00pm

There being no further business and the meeting was adjourned at 8:19pm.

Tami Zuccolillo, Recording Secretary

Sunset Magazine July Checklist

Planting

Biennials. For blooms next spring, sow seeds of Canterbury bells, foxglove, hollyhocks, sweet William, and verbascum now. Transplant seedlings to the garden on fall when they are about 4 inches high. **Patriotic Pots.** Decorate for the Fourth with some tricolor container plantings. For red, consider begonias, pentas, petunias, verbena-even miniature roses. White: candytuft, petunias, sweet alyssum, verbena, vinca, Blue: annual salvia, Chinese delphiniums, foamflower, petunias,

Subtropicals. Add palms, philodendron, tree ferns, and other evergreens; flowering shrubs like cestrum, datura, hibiscus, and princess flower; avocado, citrus, guava, sapote, and other exotic fruits; and bougainvillea, passion vine, Stephanotis Floribunda, thunbergia, and trumpet vine.

Summer Vegetables. For a late summer harvest, continue to plant vegetables in coastal and inland gardens. Set out cucumber, eggplant, pepper, squash, and tomato plants. Sow snap beans and corn. Plant basil, chervil, chives, parsley, rosemary, sage, savory, and thyme. In the lower desert start pumpkins and winter squash.

Maintenance

Care For Cymbidiums. Next year's flower spikes are developing now. To encourage proper development, water plants weekly and feed them with a high-nitrogen fertilizer.

Mow Lawns. To keep their roots shaded, allow tall fescues to grow to 2 to 3 inches tall. Keep warm-season grasses like Bermuda and St. Augustine below 1 inch tall to lessen thatch buildup.



Harvest Crops. Pick beans, cucumbers, peppers, and tomatoes frequently to encourage further production. Check fast growers like squash almost daily. Cut off seed heads of cosmos, dahlias, rudbeckias, and zinnias to encourage more flowers for cutting.

Water Carefully. Last winter was a dry one, which stressed plants. Give shade trees a slow deep soak once a month to ensure good health. Water established shrubs and perennials deeply, too. Shallow-rooted citrus and avocados need more frequent irrigation. Water once a week inland, every other week along the coast.

Pest and Weed Control

Control Caterpillars. Spray or dust plants that have pest caterpillars (such as cabbage worm, tomato hornworm, and geranium budworm) with *Bacillus thuringiensis*. Apply sparingly, starting when caterpillars are small. Handpick large hornworms from tomato plants. **Manage Giant Whitefly.** Examine the underside of leaves of target plants like hibiscus and banana for white waxy spirals where eggs are deposited. Remove leaves-bag in plastic and dispose of them-or wash away the spirals with a strong stream of water.

Rental of First Neighborhood Community Center

Do you have a wedding or special party coming up this year? This is a reminder that as a First Neighborhood resident, you are entitled to rent the Community Center for your personal and social events and may reserve the facility one year prior to your event. If you would like to use the Center and would like more information, call Tami Zuccolillo at (818) 889-0632 or drop by the office Monday-Friday from 8:30 a.m. - 12:30 p.m. after hours you may leave a message on the answering machine and your call will be returned the following weekday.

Approved Architectural Applications

Lot#0547	4358 Deerpark Court
	Exterior modifications
Lot#571	4300 Hartfield Court
	Fence
Lot#465	31744 Dunraven Court
	Front Door
Lot#388	31934 Foxmoor Court
	Landscaping

Trash Can Reminder

We are seeing several trash cans being brought out earlier than 5:00 p.m. the day before trash collection and being left out. It is the homeowner's responsibility to make sure their cans are out of sight by midnight on the day of collection and not visible from the street. Remember failure to comply could result in a monetary penalty. To preserve the beauty of First Neighborhood please bring in your cans. Thank You!



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What's Inside . . .

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DATED MATERIAL

Pool Parties

All residents are invited to bring guests to use the Community Center pool when the resident is present. If the resident is planning to bring more than a few guests or have a small party, prior approval is necessary from the Board of Directors by submission of the Community Center use application, and a certified lifeguard must be hired. If you have more than 10 guests, you will need to submit a certificate of insurance to the office. It should be noted, however, that the pool is always open for use by all residents. We have also noticed homeowners are propping open the pool gate which allows non-residents to enter the pool. Please be aware. Thank you!

Greenbelt News

For many years the Greenbelt Committee has run a commemorative tree program for residents of First Neighborhood. This is a win-win situation as it gives you an opportunity to honor a loved one or a milestone event while at the same time beautifying First Neighborhood by planting a tree on the Greenbelt.

Just call Tami at the First Neighborhood Community Center and tell her you want to plant a commemorative tree. All you have to do next is to fill out a form, attach a check and we do the rest. We will meet you on the Greenbelt, pick out a spot for the tree and the variety, then schedule the day it will be planted. Our custom is to leave aside a small pile of dirt. This gives you the opportunity to hold your own ceremony then have the participants add a shovel of dirt to finish planting the tree. Easy right?

The real beauty of the Greenbelt's Commemorative Tree Program is that your tree will be there for many years allowing you and your family a chance to visit and remember long into the future.

Safety Committee News

We have observed recent posted reports of people visiting houses in the Conejo Valley – knocking on the front door, ringing doorbells, or unsolicited walking around to the side of the house – and telling the residents that their house is for sale and they would like to see the house. Some of these instances have occurred in evenings. In at least one instance, the visitors appeared to be suspects and had emerged from a white van. It is very possible these were “visits” to case the house for a potential future break and entry.

As a reminder, we recommend residents not open front doors or directly engage with any unexpected visitors. We suggest these scenarios be reported to LASD (818-878-1808) so they can attempt to locate and check on the visitors. If reporting to LASD, please be as specific and descriptive as possible – height, weight/build, clothing type/color, hair color, vehicle detail / license plate. Should someone tell you your house is for sale, you may consider checking the sources for the possibility that someone fraudulently or erroneously posted the sale.

Stay safe everyone!